

NOTICE OF PREPARATION
OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE
COYOTE VALLEY SPECIFIC PLAN PROJECT

PROJECT APPLICANT: City of San José
FILE NO: **PP 05-102**

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the above-referenced Project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. This EIR may be used by your agency when considering approvals for this project.

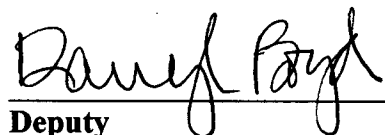
The project description, location, and probable environmental effects, which will be analyzed in the EIR for the project, are attached.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of San José
Attn: Darryl Boyd
801 North First Street, Room 400
San José, CA 95110-1795
Phone: (408) 277-4576

The Department of Planning, Building and Code Enforcement of the City of San José will hold two Public Scoping Meetings for the EIR to describe the proposed project and the environmental review process and to obtain your verbal input on the EIR analysis for the proposal. These EIR Public Scoping Meetings are **tentatively** scheduled for **mid-June 2005**. A notice with the specific time, date and location will be mailed to you at least ten days prior to the meetings. You are welcome to attend and give us your input on the scope of the EIR so that it addresses all relevant environmental issues.

Stephen M. Haase, AICP
Director, Planning, Building and Code Enforcement



Deputy
Date: May 31, 2005

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**San José, California
May 2005**

A. Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; to examine methods of reducing adverse environmental impacts; and to identify and consider alternatives to the project.

The EIR for the proposed development will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include:

- A summary of the project
- A project description
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures
- Alternatives to the project as proposed
- Environmental consequences, including: (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources, (c) the growth-inducing impacts of the proposed project, (d) effects found not to be significant, and (e) cumulative impacts.

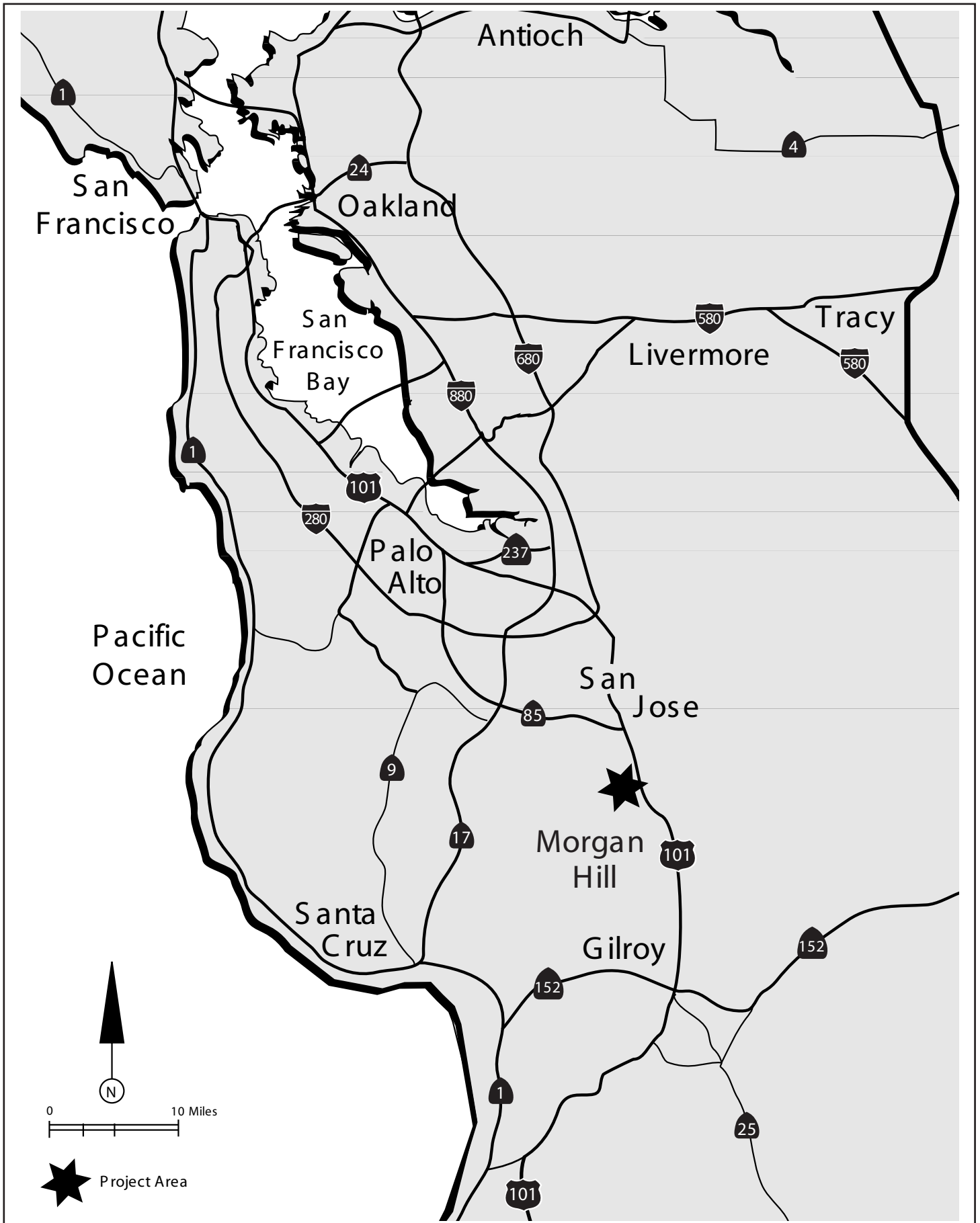
B. Project Location

The Coyote Valley Specific Plan (CVSP) project ("Plan Area") area comprises approximately 7,000 acres of primarily undeveloped flat land located within the Sphere of Influence of the City of San José, approximately 12 miles south of downtown. The Planning Area is bounded by Tulare Hill and the Santa Teresa area of southern San José to the north, US 101 and the Mount Hamilton Range to the east, the City of Morgan Hill to the south and the Santa Cruz Mountains to the west. The regional project location is shown on Figure 1 and the project location within Santa Clara County is shown on Figure 2.

C. Project Background

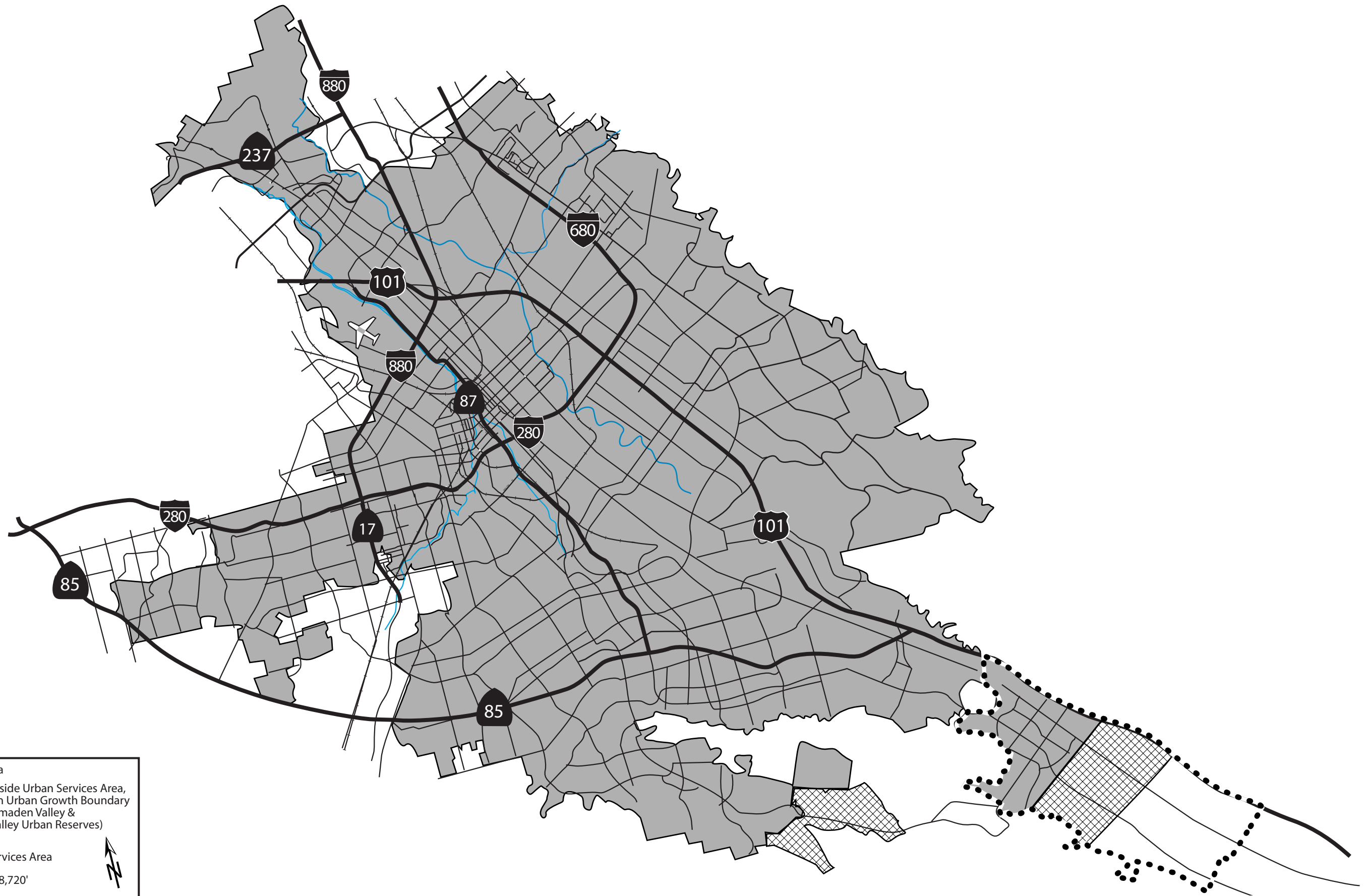
The City of San José's 2020 General Plan describes Coyote Valley in terms of three distinct areas, the *North Coyote Campus Industrial* area, the *Coyote Valley Urban Reserve*, and the *Coyote Valley Greenbelt*, as described below and shown on Figure 3:

- The northern portion of the valley (approximately 1,444 acres) is designated as the *North Coyote Campus Industrial* area where approximately 688 acres of industrial/office/research and development uses (6.6 million square feet or approximately 20,000 jobs) were approved in 2001. This approved project, including a Development Agreement, is known as the Coyote Valley Research Park (CVRP);



REGIONAL MAP

FIGURE 1



COYOTE VALLEY SPECIFIC PLAN AREA LOCATION WITHIN CITY OF SAN JOSE

FIGURE 2

- The central portion of the valley (approximately 2,072 acres) is designated as the *Coyote Valley Urban Reserve* (also known as mid-Coyote Valley) where residential development will be constructed in accordance with General Plan policies, only after 5,000 new jobs are in place in North Coyote Valley; and
- The southern portion of the valley is designated as the *Coyote Valley Greenbelt* (approximately 3,621 acres), which is a permanent, non-urban buffer between San José and Morgan Hill. Allowed uses and development standards in this area should be consistent with the base land use designation (Agriculture).

On November 20, 2001, the San José City Council adopted a text amendment to the General Plan (GP01-T-33), which modified the purpose of the “triggers” to allow the preparation of a Specific Plan for the entire Coyote Valley. The City initiated the Specific Plan process in August 2002 and appointed a 20-member Task Force of elected officials and citizens to advise it during the preparation of the Plan. The City Council also adopted a Vision Statement, consistent with the General Plan, which includes 16 expected outcomes as the guiding principles for the planning of the valley (Attachment 1). Prominent among these ground rules is a requirement that the Plan provide for a minimum development of 50,000 industry-driving jobs and 25,000 dwelling units within the North and Mid-Coyote Valley areas (the “development area”). Twenty percent of the housing must be affordable (below market rate). The urban community should be highly livable with a variety of housing types, schools, parklands, trails, bicycle paths, transit, commercial and job centers, and other community services. The Vision Statement also declares that the line (Greenline/Urban Growth Boundary) between central and southern Coyote Valley at Palm Avenue shall not be moved, thus ensuring that the Greenbelt will continue to be preserved in the long-term as a non-urban buffer.

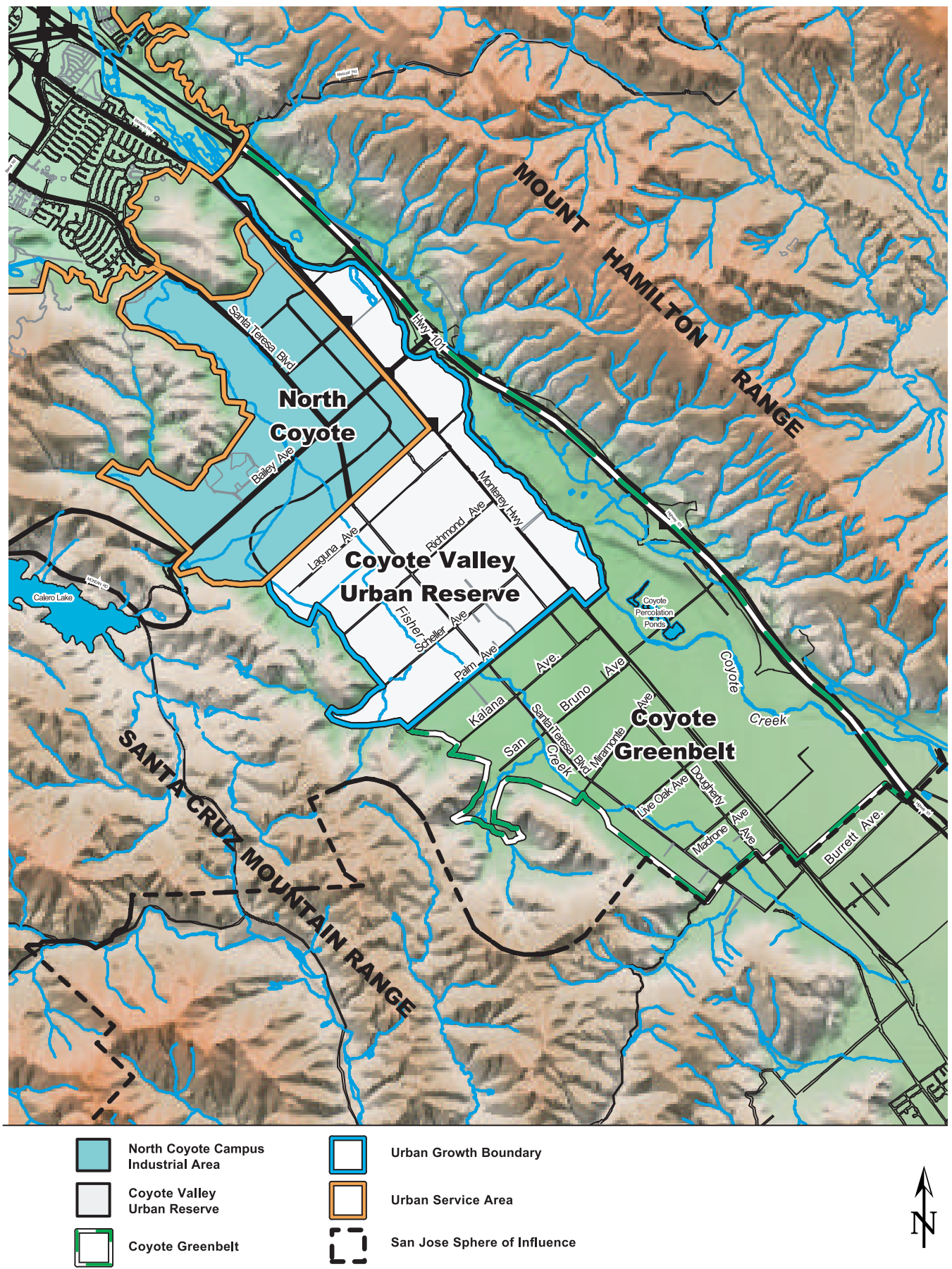
D. Existing Land Uses within the CVSP Area

The Specific Plan area is a primarily rural area with both agricultural and developed land uses, as shown on Figure 3. An IBM research and development facility is located in northwestern Coyote Valley. The Hamlet of Coyote, which includes some residential, industrial, and commercial uses, is located on both sides of Monterey Road in northeastern Coyote Valley. The Metcalf Energy Center (electricity-generating power plant) and the Metcalf Substation are located along Monterey Road in the northeastern portion of mid-Coyote Valley. Uses within the remainder of the valley include, but are not limited to, farmland and orchards, plant nurseries and greenhouses, a mushroom-producing facility, a driving range, the Coyote Creek Parkway (County Park), quarry ponds, and single-family residential uses. A golf course is located in the northeastern portion of the Greenbelt area, between Coyote Creek and US 101.

E. Description of the Project

As stated in the City’s 2020 General Plan, the Coyote Valley is relatively isolated from the rest of San José; therefore, any future development will need to be in the form of an independent community with jobs, housing, commercial facilities, schools, parks, and other residential service facilities, infrastructure, and public transit – in effect, a new town. To achieve these development goals, the Coyote Valley Specific Plan may include the following discretionary actions:

- Approval of General Plan amendments, including modifications to the Urban Services Area Boundary.
- Approval of the Coyote Valley Specific Plan.
- Approval of a Form-Based Zoning Code specific to the CVSP area.
- Approval of Design Guidelines specific to the CVSP area.
- Approval of rezonings, pre-zonings, and annexations.
- Approval of a project phasing plan based upon place-making, community identity, and infrastructure needs.



- Approval of Assessment Districts and/or Capital Improvement Programs to determine funding arrangements for infrastructure.
- Approval of new and/or revisions to existing Development Agreements.
- Development Permits and Subdivision Maps.

Proposed Development

The City's overall vision for Coyote Valley, as stated in the San José 2020 General Plan, is a unique, vibrant, balanced community, where people live, work, learn, shop, worship, and play. The CVSP will identify the location and intensity of land uses, plan for infrastructure and community service needs, formulate financing and implementations programs, and determine the phasing of plan elements, as necessary.

Because of the potential sensitivity of several environmental resources in Coyote Valley, and the City's desire to create a model community based on innovative planning and design, the CVSP is based on a new approach, which involves a shift from a land planning driven process to one that evolves from the existing natural environment or Environmental Footprint. With this new approach, the public realm, comprised of unique open spaces, streetscapes and connections, becomes the framework of the new community. All those land uses that are outside the private property of individual landowners including parks, water features; community facilities and transportation infrastructure are included in the public realm. The character and design of the public realm would be defined with reasonable certainty, and endure the changes that are bound to occur on private properties during the projected 30-40 year build-out of the community.








It is anticipated that the development area of the CVSP will ultimately be a community ranging between approximately 70,000 to 80,000 residents. The actual population at build-out will depend upon the number of persons per household (3.2 Citywide based on 2000 Census data) and the actual mix of the different residential densities and typologies expected (currently results in approx. 2.6 persons per household). Therefore, the urban design approach for the valley focuses on the guiding principles of a sustainable, transit-oriented, walkable community, containing a mix of uses that utilize land efficiently. The Plan includes uses such as workplace, residential, retail, and mixed use development, structured/shared parking, new roadways, including a main multi-functional parkway and an extension of Bailey Avenue to the southwest towards the Almaden Valley, an internal transit system with a connection to a proposed train station on the west side of the existing Caltrain line, a lake and relocated Fisher Creek, an urban canal, libraries, schools, services and utilities, a permanent Greenbelt in south Coyote Valley, parks, trails, and playfields. The land use and primary infrastructure components of the Plan are described briefly below and illustrated on Figures 4 and 5, the conceptual Land Use and Infrastructure Plans.

The major features of the Coyote Valley Specific Plan will be incorporated into the City's General Plan in the form of the *Coyote Valley Planned Community* designation at the time the plan is adopted. It is anticipated that the existing *North Coyote Campus Industrial* and *Coyote Valley Urban Reserve* designations may be replaced with the *Coyote Valley Planned Community* designation.

Industrial/Office/R&D Development ("Workplaces")

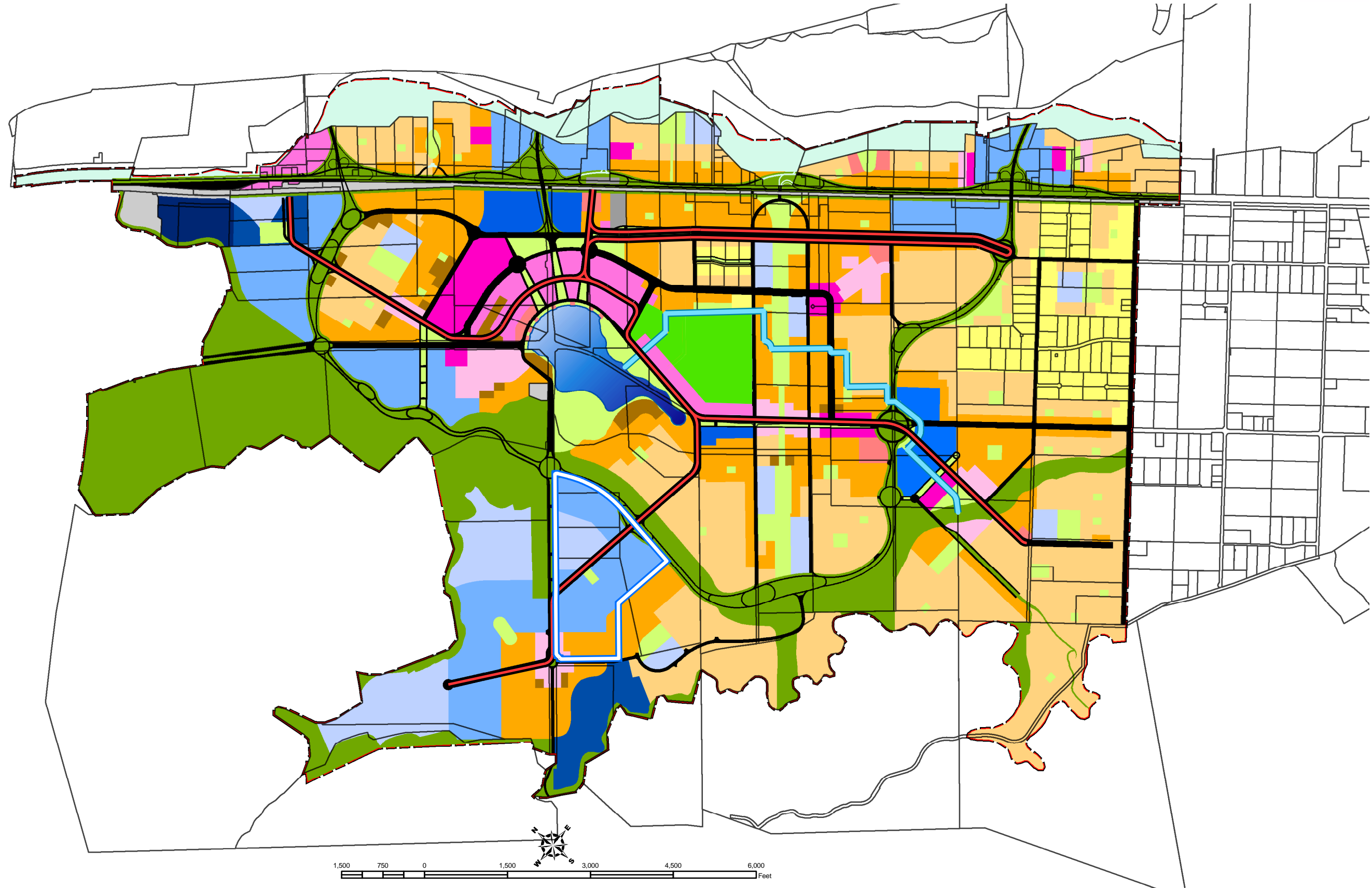
Because the adopted City Council's Vision Statement for the valley states that the line between north and mid-Coyote Valley can be erased to allow for a mix of uses throughout the development area, the existing entitlements for industrial/office/R&D development within the North Coyote Campus Industrial area were set aside during the planning process to allow at least 50,000 industry-driving and business support jobs to be spread across the development area. Industrial/office/R&D development, also known as "workplaces", would include

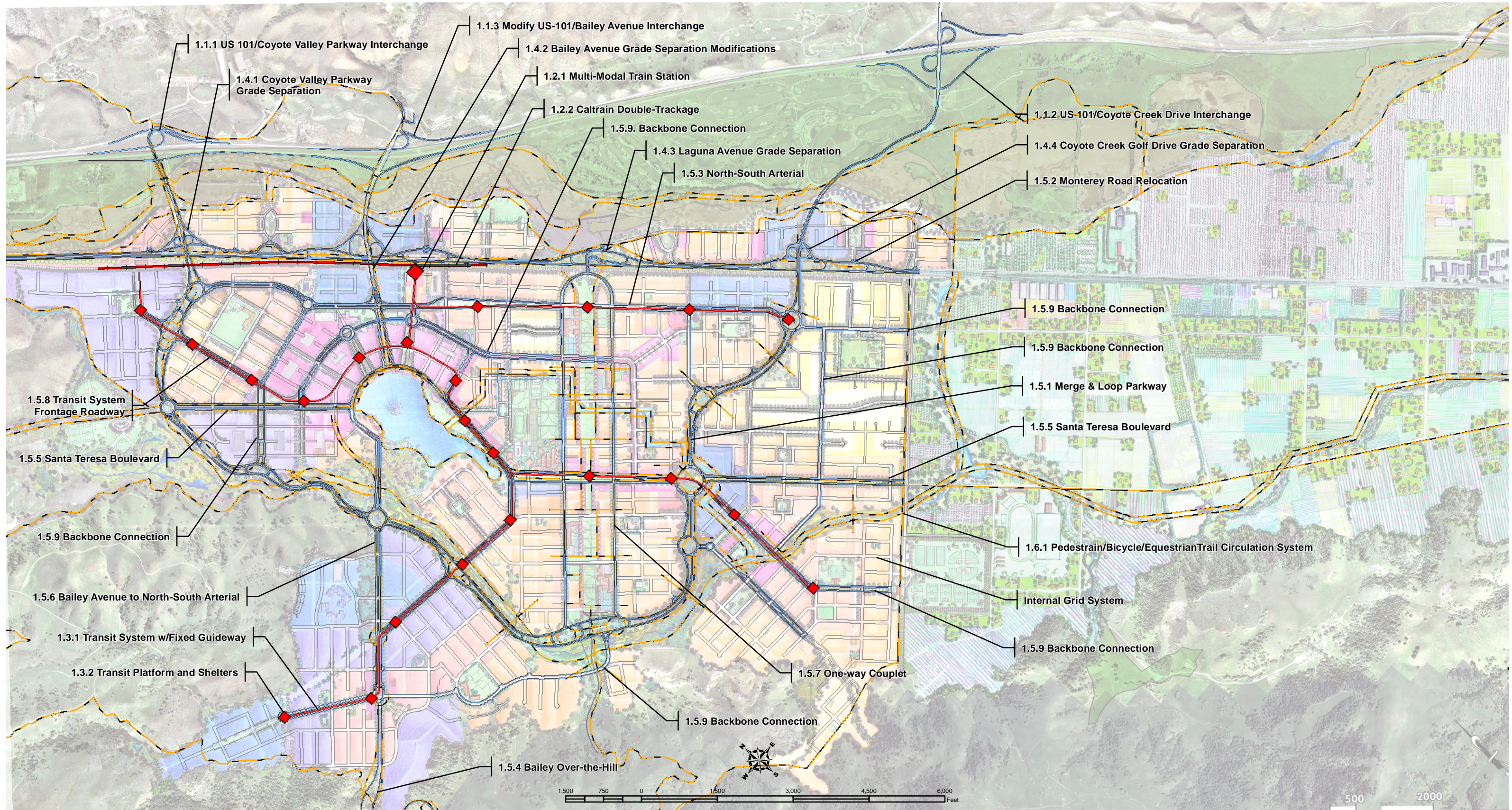
Legend

-  Parcel Boundary
-  Planning Area
-  Coyote Creek Park Chain
-  Coyote Hamlet
-  Coyote Lake
-  Urban Canal
-  Potential Gavilan College

Land Use

-  Civic
-  Commercial - Bio-Technology
-  Commercial - Corporate Campus
-  Commercial - District Campus
-  Commercial - Landmark Campus
-  Commercial - Low Density Campus
-  Commercial - R&D Manufacturing
-  Educational
-  Mixed-Use - Neighborhood
-  Mixed-Use - Community Core
-  Mixed-Use - District
-  Open Space
-  Park
-  Parking - District
-  Public Property (Existing)
-  Quasi-Public (Existing)
-  Residential - High Density
-  Residential - Low Density (Existing)
-  Residential - Medium-High Density
-  Residential - Urban-High Density
-  Retail
-  Right-of-Way
-  Transit System





corporate/technical offices, research and development laboratories, professional/service office, and light industrial uses. More than 10 percent of the 50,000 jobs proposed as part of the Plan are included within development designated as mixed use as described below. It is also anticipated that the project will result in the creation of approximately 3,000 government and retail jobs in addition to the industry-driving and business support jobs in the Valley.

As shown on Figure 4, industrial/office/R&D development would be located primarily in the northern portion of the development area and along Monterey Road, with some located near the center of the development area, south of the proposed lake. Building heights are expected to range between one (low-density workplace) to approximately 20 (high-rise office) stories with gross floor area ratios¹ (FARs) between 0.2 and 8.5, with the average FAR being approximately 0.55 within “workplace” areas.

Residential Development

The CVSP includes approximately 26,600 dwelling units, at least 20 percent of which will be deed-restricted, below market rate units. It is expected that residential units would be developed at densities ranging between five and 100 dwelling units per acre (DU/AC) depending upon their location. Residential units would be located throughout the development area, with the higher density developments generally placed in the northern and central portions of the development area along planned transit corridors and major street networks. Lower density residential units would be located in the southern and western portions of the development area to provide a transitional buffer between the proposed development and the existing large-lot single-family units in the southeastern portion of the development area and the protected Greenbelt. It should be noted that the plan includes fewer than 400 units at the five DU/AC density and these units would be located immediately adjacent to the existing large-lot single-family units in the development area. Higher density residential developments in the northern portions of the development area could include luxury high-rise units up to approximately 22 stories in height. Approximately 3,800 of the proposed residential units would be included within mixed-use developments.

Retail Development

Retail development within the CVSP area would include approximately 1.5 million square feet of regional and local serving retail uses including restaurants, supermarkets, gas stations, general retail, personal services, apparel, and movie theaters. Retail uses would be spread throughout the development area and includes approximately 855,000 square feet of the proposed retail area in mixed-use developments.

Mixed Use Development

The CVSP includes mixed-use development to include workplace, residential, and retail development. Examples of mixed-use development include medical clinics, commercial centers, day care, and libraries, in addition to live/work loft units, high-rise office/residential buildings, and office over retail/residential over office/residential over retail developments. Building heights would range between approximately three and 22 stories and FARs would range between approximately 0.1 and 3.6. As shown on Figure 4, mixed-use developments are proposed throughout the development area.

¹ “Floor area ratio” is the relationship between the total floor area in a building or buildings, and the total surface area of the parcel on which the building or buildings are located. For example, a two-story building with 43,560 square feet of floor area on a one-acre property (an acre having 43,560 square feet) would have an FAR of 1.0.

Permanent Greenbelt

The South Coyote Valley Greenbelt, as shown on Figure 3 (between Palm Avenue and Morgan Hill and on the east side of Coyote Creek between Metcalf Road and Morgan Hill), is planned to be a permanent non-urban buffer between San José and Morgan Hill. A conceptual Greenbelt Strategy has been developed which proposes a framework to create and sustain a rural environment that supports high value rural residential home sites, active and passive open space and related recreation, conservation, and small-scale agricultural uses.

The Greenbelt Strategy will be in accordance with existing City or County General Plan land use policies and zoning regulations. The CVSP would further identify strategies to guide the establishment of riparian corridors, trails, recreational facilities, agricultural and open space areas, buffers, and potential alternative home site locations based on existing City and County regulations. Appropriately-treated recycled water may be extended into the Greenbelt for non-urban uses such as agricultural irrigation and groundwater recharge. The Greenbelt area may also be considered for biological mitigation. Organization, operation, and financing components of the Strategy have not yet been determined, but will be defined during final preparation of the CVSP.

Schools, Parks, Community Centers, Libraries, and Churches

The proposed CVSP would include schools and parks to serve the residents of Coyote Valley. Depending on refined student generation numbers, it is anticipated that the Plan could include one “collegiate” style campus or two high schools, two middle schools, and six or seven elementary schools. These schools would be located throughout the development area on sites that would best serve proposed neighborhoods. Land has also been identified for the possible future construction of a community college within the development area.

Parks and playfields are proposed throughout the development area at ratio of approximately 3.5 acres per 1,000 residents. Playfields without lighting may also be proposed within the southern Greenbelt area, west of Monterey Road. Anticipated park uses could include community parklands and gardens, a festival park, neighborhood parks, a swim and tennis complex, bicycle/pedestrian/equestrian trails, and pocket parks. The CVSP also includes community centers and two libraries, which could be proposed as joint facilities with other uses and/or incorporated into proposed parks. Shared use facilities (i.e., school/park/library uses) could also occur as part of the project. Public/Quasi-Public uses, including places of worship, medical facilities, and other community facilities are also anticipated.

Public Services and Utilities

It is anticipated that three fire stations would be provided within the development area, based upon population and jobs projections and the location of the uses proposed as part of the Plan. The proposed Plan would also require the extension of electrical, sewer, potable and recycled water, natural gas, and communications services to the development area of Coyote Valley, north of Palm Avenue. Appropriately-treated recycled water would also be extended to the Greenbelt area for irrigation and groundwater recharge purposes.

Flood Control and Storm Drainage Facilities

The proposed CVSP includes various components to provide stormwater detention and flood protection within the valley, including the potential to place some facilities within the southern Greenbelt area. The most prominent feature within the development area is the proposed Coyote Valley Lake, to be constructed near the existing intersection of Bailey Avenue and Santa Teresa Boulevard. This focal lake would have a surface area of

approximately 50 acres and a capacity to detain approximately 250 acre-feet of runoff.² The primary purpose of the lake would be to provide flood attenuation for local urban runoff and a source of water for irrigation purposes. Another primary component of the stormwater detention and flood protection system for the valley is the relocation and restoration of Fisher Creek. Existing Fisher Creek, as it travels through the area proposed for development, is a shallow, man-made earthen channel that is generally maintained for agricultural drainage. In order to improve the stormwater detention and flood protection properties of the creek, the CVSP project would include re-routing the creek to a more historic alignment along the western side of the development area. Improvements proposed would allow additional flood storage, conveyance of the 100-year flood event, and filtration of urban stormwater runoff.

Transit System and Parkways

The proposed CVSP includes an internal transit system, as shown on Figure 4. While the actual technology for the future transit system has not yet been chosen, the system is anticipated to be designed to be flexible, while still providing the most coverage of the development area as possible. The system could initially be rubber-tired on a fixed guideway, with possible transition to other technologies in the far-term, including rail. The transit system would provide a connection to a future multi-modal Caltrain station to provide regional transit access to and from Coyote Valley. It is anticipated that this transit would be provided at no cost to the rider and the transit system would be supplemented by existing and future VTA bus service within the valley.

The CVSP also includes a parkway system that would function as the major arterial street network within the development area. This system, which is anticipated to include merges and loops (traffic circles) to handle high volumes of traffic, will be designed to reduce the need for multiple traffic lights and large intersections. As shown on Figure 4, the parkway would route traffic through the development area between the existing Coyote Creek Golf Course Drive interchange and the future Coyote Valley Parkway interchange on US 101. The parkway would also be landscaped and contain bio-filtration swales to treat urban runoff prior to entering any of the stormwater detention/retention features included in the Plan design. It should be noted that the parkway will be designed with a priority for providing safe access for bicycles and pedestrians, as well as vehicles.

F. Environmental Effects of the Project

The EIR will be both a program-level and a project-specific environmental review document, to the extent that impacts of specific development can be identified at this time. Components of the Plan that are reviewed at a program-level in the EIR may require additional environmental review once specific development is proposed. Amendments or revisions to existing policy documents, including the City's General Plan, will be addressed at the program level, in conformance with §15146(b) of the CEQA Guidelines. To the extent that a specific amount of development would be permitted by these policy revisions, the impacts of that development will be addressed in this EIR, in as much detail as is presently available. Where the analysis indicates that expanded or new infrastructure will be needed to serve the new additional development, the impacts of constructing the infrastructure, so far as can be determined at this time, will also be addressed.

The project EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. The EIR will include at least the following specific environmental categories related to the proposed development:

- 1) *Land Use*: The EIR will identify existing land uses (agricultural, industrial, residential, open space, etc.) in and near the Plan area. The presence of major infrastructure, including transportation, energy, and water facilities, will also be identified.

² An "acre-foot" is the volume of water (43,560) cubic feet, that will cover an area of one acre to a depth of one foot.

The EIR will evaluate potential land use constraints in terms of whether proposed land uses would be compatible with existing land uses within the valley and the surrounding region. In addition, land use compatibility issues between proposed uses will be addressed. Specific compatibility impacts evaluated will include odors, shade and shadow, electro-magnetic frequencies (EMF), and visual intrusion. The extent to which the proposed land use changes might impact the viability of existing land uses, particularly adjacent agricultural uses and open space, will be discussed. Potential impacts to population and housing in terms of whether the project would induce substantial growth in the surrounding area or displace a substantial number of people, necessitating the construction of replacement housing elsewhere, will be discussed in this section of the EIR. Potential impacts to operations at the South County Airport in San Martin will also be identified.

Mitigation for any significant impacts will be identified at the same level of specificity as the project itself. General Plan policies, adopted guidelines, adopted Council policies, ordinances and laws, and infrastructure that are identified in an adopted budget or capital improvement program will be identified as mitigation, as appropriate.

2) *Transportation:* The EIR will identify both existing and background traffic conditions in the Plan area, based on the City of San José's and the Congestion Management Program (CMP) of the Santa Clara Valley Transportation Authority's (VTA) methodologies to determine potential operational and level of service deficiencies on transportation facilities within and outside Coyote Valley.

Impacts from implementation of the proposed Plan on freeway mainlines and interchanges, roadways, and signalized and unsignalized intersections will be determined for the AM and PM peak hours for project and future conditions. Mitigation measures will be identified as appropriate and may include: roadway widening, intersection expansion/improvement, creation of new roads, freeway widening, freeway interchanges, improvements to transit systems, improvements to pedestrian and bicycle facilities, and implementation of policies designed to influence travel behavior.

3) *Air Quality:* The development associated with the proposed project will generate additional vehicle trips, which in turn will increase emissions of air pollutants in the area. The EIR will include a setting discussion that identifies the most recent air quality data, current regulatory status, and the Environmental Protection Agency's (EPA) new ambient air quality standards and will evaluate the impacts of the project. The EIR will document existing sources of air pollution in or near the Plan area, including mobile sources, stationary sources and sources of toxic air pollutants. Sensitive receptors for air pollutants such as homes and schools near or within the Plan area will be identified.

The EIR impacts analysis will predict concentrations of carbon monoxide and regional changes in emissions due to the project, based on regional travel data. Impacts related to existing or future toxic air contaminant emissions and proximity to residences will be identified. Construction impacts will be discussed qualitatively. Mitigation measures for long-term and short-term air quality impacts will be addressed, as appropriate.

4) *Noise:* The existing noise environment in the project area will be characterized in the EIR and impacts identified based on an environmental noise assessment. Noise measurements will be made of all major noise generators in the area; including rail and aircraft noise. Land use compatibility between proposed uses, in terms of noise generation and sensitivity, will be analyzed using the City of San José's noise/land use compatibility policies and goals. Railroad vibration impacts will also be determined and mitigation measures identified, as necessary. Mitigation measures for any significant noise impacts, including construction-related impacts, will be identified as appropriate.

5) *Biological Resources*: The EIR will identify and quantify the existing habitats in and around the Coyote Valley, and will identify sensitive habitats that could be impacted (directly or indirectly) by the proposed development. The EIR will describe the existing habitat with respect to Burrowing Owls, California Tiger Salamanders, Bay Checkerspot Butterfly, Steelhead trout, serpentine plants, and other species (listing status, remaining population, etc.), and will address the impacts that would occur if the project as proposed is approved. Impacts to existing wetlands within the valley will be described. Impacts to biological resources may include, but are not limited to impacts to existing vegetation and wildlife corridors within the valley, including the riparian habitat corridor of Coyote Creek. Mitigation to reduce or avoid any significant impacts will be identified, as appropriate.

6) *Cultural Resources*: A cultural resources report will be prepared to reflect the most current knowledge of cultural resources in the Coyote Valley area. The EIR will address the impacts to prehistoric and historic resources that could occur if the project is approved and implemented, and will identify appropriate mitigation measures, as appropriate, in conformance with the standards and guidelines identified in CEQA and the City's General Plan. Consultation with California Native American Tribes in accordance with SB 18 will be initiated as part of the proposed General Plan/Specific Plan process.

7) *Geology and Soils*: The EIR will discuss the geologic hazards and soils conditions in the Coyote Valley area. Mitigation will be identified as appropriate and including conformance with design-specific geotechnical reports and the Uniform Building Code.

8) *Hydrology and Water Quality*: Development within the Coyote Valley will substantially increase the amount of impervious surfaces in the area, which, in turn will increase stormwater runoff and potential for flooding. The EIR will identify historic, existing, and near-term future flooding and drainage conditions in the Plan area and the Coyote Groundwater Sub-basin. Impacts of new development in floodplain areas will be addressed in the EIR. The analysis will identify mitigation measures and development standards for areas with flooding and drainage impacts; these measures may include raising building elevations, specific requirements for below grade parking, and site blockage. The analyses in this section of the EIR will address the C3 requirements of the Santa Clara County NPDES permit.

9) *Hazardous Materials*: The EIR will identify known contamination from hazardous materials within and near areas proposed for residential, park, and school development. The likelihood of hazardous materials impacts affecting any of the proposed development will be addressed. Mitigation measures, including conformance with laws and regulations, buffers, and restrictions on hazardous materials usage will be discussed as appropriate.

10) *Utilities and Service Systems*: The EIR will describe the status and condition of utility infrastructure in and around Coyote Valley. The discussion will summarize the capacity of the systems and their ability to serve the amount of development proposed in the CVSP, both in the near- and far-term scenarios. Utilities and services addressed in this section will include sanitary sewer lines, water supply, wastewater treatment, stormwater lines, flood control facilities, recycled water, and sanitary landfill. The EIR will also address the adequacy of electrical and natural gas supplies and transmission infrastructure. This analysis will evaluate the extent to which the future land uses are likely to generate increased demand for the various services, compared to existing land uses. An SB 610 water supply assessment will be included in the EIR.

11) *Energy*: The EIR will address the increased demand for energy anticipated from implementation of the project as proposed, and the extent to which the project could promote wasteful or unnecessary use of energy.

12) *Aesthetic/Visual Resources*: The implementation of the CVSP will result in a substantial change to the existing visual and aesthetic character of the Coyote Valley, which is largely undeveloped. Visual impacts, specifically any change in visual character and the possibility of impacts to scenic resources and vistas, will be evaluated. Potential light and glare impacts of the proposed development will be identified. Where appropriate, the EIR will include graphics (e.g., photos, architectural drawings, artist's renderings, and/or photosimulations) for the purpose of illustrating the change that would occur if the project is approved and constructed.

13) *Availability of Public Facilities and Services*: The EIR will identify the availability and capacity of public facilities that will be required to serve the proposed project, including both those public services required by all of the future land uses, such as fire and police, and the new demands created by substantial increases in residential development on facilities such as schools, parks and recreation, and libraries. The likelihood of such new facilities resulting in new, significant environmental impacts will be identified, based on the information available and consultation with the relevant service providers.

14) *Recreation*: While the proposed Plan has been designed to include parks and recreational facilities to accommodate the future residents of Coyote Valley, the proposed project could result in an increase in the use of existing facilities, such as the Santa Clara County Coyote Creek Parkway. Mitigation measures will be identified in the EIR for potential impacts to existing facilities.

15) *Agricultural Resources*: Implementation of the proposed CVSP project would result in the loss of Prime Farmland and Farmland of Statewide Importance, as defined by the State of California. The EIR will address the impacts associated with the loss of farmland. Feasible mitigation measures will be identified.

16) *Alternatives to the Project*: The EIR will identify and evaluate project alternatives that might reasonably be assumed to reduce project impacts, especially significant impacts. The No Project Alternative is required by law. Other alternatives that may be discussed could include a Reduced Scale Alternative (either less development and/or a smaller project area), Alternative Land Uses (more or less of one or another of the proposed land uses), and an Alternative Location. The EIR may also include alternatives that were raised during the CVSP planning process, but that would not necessarily reduce the environmental impacts of the proposed project.

The EIR will identify the degree to which each alternative might reduce one or more of the project's impacts, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the project's goals and objectives.

17) *Cumulative Impacts*: Given the scope and scale of this project, the cumulative impacts discussion will be based on approved and anticipated projects and on General Plan projections from the approved General Plans of several jurisdictions, including but not limited to the Cities of San José, Morgan Hill, Gilroy, and Salinas, and the Counties of Santa Clara, San Benito, and Monterey.

18) *Other Impacts*: The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Growth Inducing Impacts; 2) Significant, Unavoidable Impacts; 3) References; and 4) EIR Authors. Relevant technical reports will be provided in a technical appendix.

ATTACHMENT 1

Coyote Valley Specific Plan COUNCIL'S VISION AND EXPECTED OUTCOMES

1. The plan will include Central and North Coyote for land planning and will include South Coyote in the infrastructure financing mechanism only. South Coyote (Greenbelt) is included only to determine financing and other mechanisms to secure this as a permanent Greenbelt.
2. The line (Greenline) between Central and South shall not be moved.
3. The line between North and Central could be erased to allow for mixed-use throughout as long as 25,000 housing units in Central and 50,000 jobs in North remain as a base. Then, jobs can be added in Central Coyote and housing in North Coyote to achieve mixed-use or develop a property owner agreement to "trade" jobs and housing counts to achieve mixed-use goal.
4. The overall development character of North and Central Coyote Valley should be very urban, pedestrian and transit-oriented community with a mixture of housing densities, supportive businesses and services and campus industrial uses.
5. The Specific Plan should plan for the extension of light rail and heavy rail into Central Coyote and use these facilities to orient development.
6. We shall maximize efficient land usage; i.e., the 25,000 units and 50,000 jobs are both minimums. In North and Central Coyote combined, the total development potential is at least 50,000 jobs and at least 25,000 housing units. Through the Specific Plan process we shall determine the distribution of that potential across north and south, including mixed-use concepts.
7. It will be important to distinguish that the 50,000 jobs referenced are primarily industrial/office jobs, not the additional retail support or public/quasi-public jobs (e.g., City workers) that must also be accommodated in the Plan area for a vibrant, mixed-used, urban community.
8. Identify locations for public facilities (libraries, parks, schools, etc.) in the land use plan as well as include these facilities in the financing plan.
9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas.
10. The identification of financing measures for the needed capital improvements to support the planned levels of development.
11. The plan must be financially feasible for private development.
12. The plan must develop trigger mechanisms to ensure that increments of housing may not move forward until the appropriate number of jobs are constructed in a parallel timeline to maintain a jobs/housing balance in Coyote Valley.

13. The Task Force should review the potential to utilize "sub-regions" of the valley that will incorporate jobs and housing that can move forward when the subregion has ability to finance the appropriate infrastructure. Residential projects will be issued building permits in parallel with the development of jobs when either the projects are purely mixed-use in their construction or the jobs and housing are constructed simultaneously.
14. The plan should seek mechanisms to facilitate the permanent acquisition of fee title or conservation easements in South Coyote.
15. The plan should allow for the current General Plan budget triggers to be changed to triggers based upon the Valley or its sub-regions jobs and housing revenues covering the General Fund cost of services.
16. The plan shall include a requirement that will mandate 20 percent of all units be "deed- restricted, below-market-rate units.